

**BOARD OF MADISON COUNTY COMMISSIONERS**  
**March 6, 2006 MINUTES**

On Monday, March 6, 2006, a meeting of the Board of Madison County Commissioners came to order at 10:00 AM, with Commissioners Ted Coffman, David Schulz and Frank Nelson present.

David Schulz moved to approve the February 27, 2006, minutes as read. Frank Nelson seconded the motion. All voted aye and the motion carried.

Those present at the meeting were Doris Fischer, Staci Beecher, Tim Kristovich, Walter Crawford, Jessie Fanelli, Kevin Germain, Tom Ramirez, Karen Brown, Frank Ford, John Lounsbury, and Vicki Tilstra.

Tim Kristovich and Walter Crawford, District 3 Commissioner Candidates, were present to observe the meeting.

**Beaverhead Condo Subdivision Amended Plat:** Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with an amended plat of Beaverhead Condo Subdivision. The amendment would add an additional condo unit to each of four previously approved condo units, with additional parking included. This would use the space more efficiently without substantially changing the footprint. Three road variances were also submitted with the amendment. David Schulz moved to approve the Preliminary Amended Plat of Beaverhead Condo Subdivision, in the north half of Section 30, Township 6 South, Range 3 East, in Mountain Village at Big Sky, as presented, including the three variances as proposed, also including the added condition that the emergency exit between Beaverhead Court and Barramundi Boulevard be kept open year around. The variances were approved because the new roads would provide better year around access and the new design would provide more off street parking, thus improving access. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Yellowstone Mountain Club Variance Request:** Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with a request for a variance of the 100 foot stream setback requirement for Lot 315 of Yellowstone Mountain Club, Phase 3. The variance was requested to build a cabin approximately 50 feet from the bank of a small tributary of the Gallatin River. Because there is an approved building envelope for the main house and the proposed variance would serve a second structure, there is no undue hardship. Per recommendation of the Planning Board, Frank Nelson moved to deny the variance request for Lot 315 of Yellowstone Mountain Club, Phase 3. David Schulz seconded the motion. All voted aye and the motion carried.

**Cowboy Heaven Phase 3-D PUD, Preliminary Plat:** Doris Fischer, Planner, and Staci Beecher, Planner 1, Kevin Germain and Jessie Fanelli, Moonlight Basin Ranch, were present for this portion of the meeting. Doris presented the Board with the preliminary plat of Cowboy Heaven Phase 3-D PUD. This subdivision would create five single family homesites and two small open space tracts. Kevin Germain requested a modification of the preliminary plat that would increase the size of four lots and add additional open space. David Schulz moved to accept the preliminary plat of Phase 3-D, Cowboy Heaven Planned Unit Development, in Section 24, Township 6 South, Range 2 East, as recommended by the Planning Board, including the modification of four lots, making the lots larger and adding open space, as presented today. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Norwegian Creek Estates Final Plat:** Doris Fischer, Planner, Staci Beecher, Planner 1, and the Board discussed the final plat of Norwegian Creek Estates. The proposed subdivision is 390 acres in Section 17, Township 2 South, Range 1 West, approximately three miles south of Harrison. The subdivision will create 18 single family residential lots, 20-22 acres each. Doris provided the Board with a copy of the Subdivision Improvements Agreement, a copy a letter from the Harrison Fire Department with recommendations, and an unsigned copy of an agreement from Rice Ranches, Inc. Frank Nelson moved to approve the Final Plat of Norwegian Creek Estates with the stipulation not to record until the Access Agreement has been signed by Barry Rice of Rice Ranches, and that fire protection improvements, as recommended by the Harrison Fire Department, be included on Schedule A of the Subdivision Improvements Agreement. David Schulz seconded the motion. All voted aye and the motion carried.

**Subdivision Application Numbers:** Doris Fischer, Planner, and Staci Beecher, Planner 1, and the Board discussed the possibility of limiting the number of subdivision applications accepted for review by the Planning Board. Doris will draft a resolution regarding limiting applications.

**Public Discussion:** Tom Ramirez, Juvenile Detention, met with the Board to discuss the advertising and interview process for the vacant position in his department.

Commissioners' Meeting – March 6, 2006

**Web Site Agreement:** Karen Brown, GIS/IT, met with the Board to discuss an agreement with the State of Montana which allows the state to post the Madison County web site for \$10.00 per month. David Schulz moved to support the Service Level Agreement with the Department of Administration, Information Technology Services Division for SummitNet Services provided to Madison County, effective March 1, 2006, and to give Karen Brown approval to work with the web site. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Maintenance Office Phone:** Karen and the Board discussed having a phone installed in the maintenance office.

**Risk Management Service Contract:** Frank Ford, Director of Emergency Management, met with the Board to discuss a Professional Services Contract for a Madison County Risk Mitigation Coordinator. The two primary tasks encompassed by the agreement would be Subdivision Review in relation to Public Safety, and Fuels Mitigation in the Wildland Urban Interface. The Board questioned whether this position should be a contracted person or an employee of the County. Frank Ford will get further information on this position.

**Disaster Emergency Resolution:** Frank Ford, Director of Emergency Management, presented the Board with the Madison County Disaster and Emergency Plan of January, 2006, to be used as the guiding document in all emergency planning, response and recovery within Madison County. David Schulz moved to approve Resolution 6-2006, adopting the Madison County Disaster and Emergency Operation Plan. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Airport Grants:** David Schulz moved to accept grant monies from the Montana Department of Transportation, Aeronautics Division, File: Twin Bridges – 07G, in the amount of \$3,180.00 and File: Ennis – 07G, in the amount of \$1,500.00. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Journal Vouchers:** David Schulz moved to approve Journal Vouchers for the 2/06 accounting period. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Final Audit Report:** Frank Nelson moved to approve the Madison County Audit Report for Fiscal Year Ended June 30, 2005, prepared by Denning, Downey & Associates, P.C. David Schulz seconded the motion. All voted aye and the motion carried.

**Tax Appeal Board Appointment:** David Schulz moved to appoint Gayla Allhands to the Madison County Tax Appeal Board representing the Sheridan/Alder area, for a three year term which will expire on December 31, 2008. Frank Nelson seconded the motion. All voted aye and the motion carried.

**Building Project:** The Board discussed the building project.

**Off System Bridge Priority:** Frank Nelson moved to make Gien Bridge on Silverbow Lane the first priority for the Montana Department of Transportation, Off-System Bridge Program. David Schulz seconded the motion. All voted aye and the motion carried.

**Alder Road Crew:** David Schulz discussed the need to hire an additional person for the Alder Road Crew. The Board will advertise the position.

With no further business the meeting was adjourned at 4:00 PM.

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C. Ted Coffman, Chairman  
Board of Madison County Commissioners

Date Approved: March 13, 2006  
Minutes prepared by:

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Laurie Buyan, Administrative Assistant

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Peggy Kaatz, Clerk and Recorder, Madison County